

Oliver & Akers

North End, Meldreth, Royston, Herts, SG8



This is a VERY UNIQUE LUXURY TWO BEDROOM DETACHED HOME!

Formerly the Wesleyan chapel dating back to the mid 1800's, THE OLD CHAPEL has been tastefully converted whilst still appreciating the history of the property. With LIVING ACCOMMODATION EXTENDING OVER 1300 SQ FT, this super home provides SPACIOUS ACCOMMODATION ON BOTH LEVELS.

The property is complimented by a SECLUDED, RECENTLY LANDSCAPED REAR GARDEN and benefits from a GENEROUS CAR PORT PROVIDING COVERED PARKING FOR TWO CARS.

This lovely dwelling is WELL PRESENTED THROUGHOUT and benefits from both ROAD AND TRAIN LINKS allowing the owner to enjoy country living yet with an easy commute.

- **Detached Home**
- **Two Double Bedrooms**
- **Generous Open Plan Living**
- **Utility Room**
- **Guest WC**
- **Galleried Landing**
- **Off Street Parking**
- **Secluded Rear Garden**

£575,000

Freehold

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Accommodation Comprises

Entrance Hall

Guest WC

Utility Room 10'3" x 7'0" (3.12m x 2.13m)

Open Plan Living 30'5" x 18'1" (9.27m x 5.51m)

Stairs to First Floor

Galleried Landing 20'6" x 17'6" (6.25m x 5.33m) Max Points

Bedroom One

En-suite Shower Room

Bedroom Two 17'3" x 9'9" (5.26m x 2.97m)

Bathroom 10'7" x 6'3" (3.23m x 1.91m)

Exterior

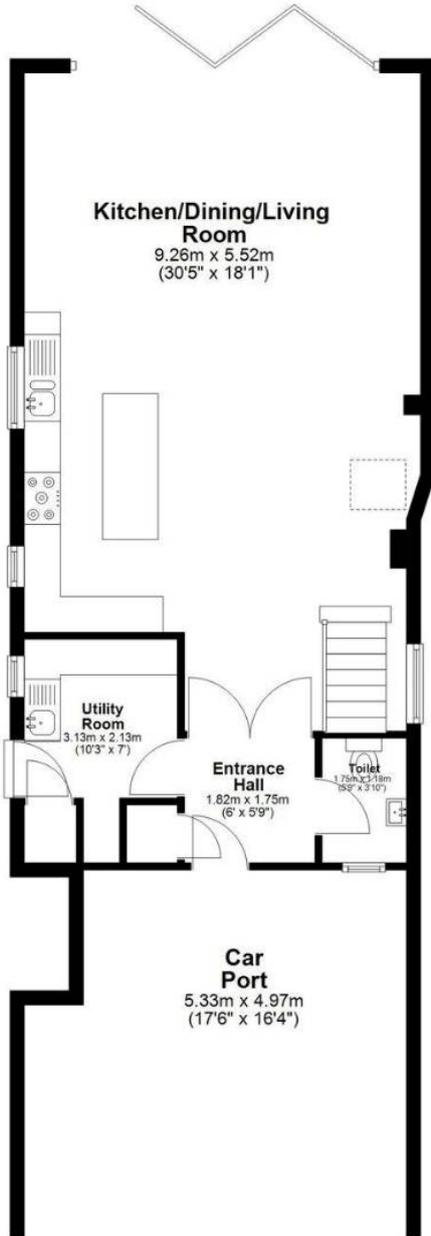
Rear Garden

Car Port



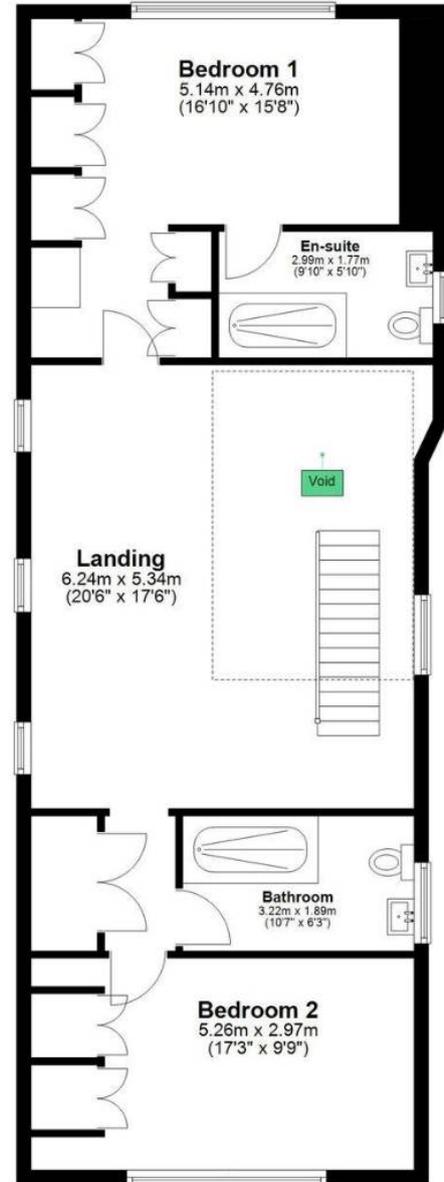
Ground Floor

Approx. 85.7 sq. metres (922.3 sq. feet)



First Floor

Approx. 87.9 sq. metres (946.6 sq. feet)



Total area: approx. 173.6 sq. metres (1868.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	80
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.